



16 Water Eaton  
Wiltshire, Offers in Excess of £700,000

Waymark



# Water Eaton, Swindon SN6 6JT

Wiltshire

Freehold

**Character Cottage | Semi-Detached | Four Spacious And Light Bedrooms, Two Of Which Benefit From En-Suite Shower Rooms | Two Reception Rooms And Office | Including Stunning Open Plan Kitchen/Diner/Family Room With French Doors To Garden | Three Bathrooms | Gated Driveway And Double Garage | Spacious Plot Circa 0.3 Acres | Views Over Open Countryside | Mature Side And Rear Gardens**

### Description

A fantastic opportunity to purchase this beautiful character cottage which is located near the sought after village of Castle Eaton. The property is surrounded by countryside providing attractive views from all aspects and benefits from a spacious circa 1/3 of an acre plot complete with four bedrooms, two reception rooms, three bathrooms, double garage, gated driveway as well as side and rear gardens.

This impressive property was recently renovated and is bursting with character, including exposed stonework, brickwork and beams. The accommodation comprises; Entrance hall, downstairs w/c, beautiful open plan kitchen/diner/family room complete with island and French doors out to the garden, pantry/potential utility area, sitting room with wood burner, study, landing, family bathroom with both walk-in shower and freestanding bath, four spacious and light bedrooms, two of which benefit from en-suite shower rooms, and the other two with fitted wardrobes.

Outside there is a gated driveway providing plenty of secure parking which leads up to the detached double garage. The gardens are private and mature and mainly laid to lawn. The total plot measures circa 1/3 of an acre.

The property is freehold and is connected to mains electricity and water. There is oil fired central heating as well as private drainage. This property must be viewed to be fully appreciated.

### Location

Castle Eaton is an attractive village which is located along the Thames Path National Trail, positioned between Cricklade (4 miles) to the west and Lechlade (8 miles) to the east, making it ideal for countryside pursuits. Additional shops and amenities are available in Highworth, approximately 4 miles to the south, and Cirencester, about 4 miles to the north. Swindon as well as the A419, A420 and M4 are all easily accessible too with great network links including Swindon train station (9 miles), offering train links to London Paddington.

### Viewing Information

By appointment only please.

### Local Authority

Wiltshire Council

Tax Band: C



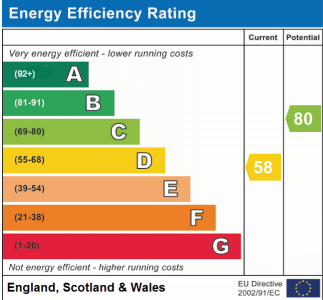


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**Faringdon Office**

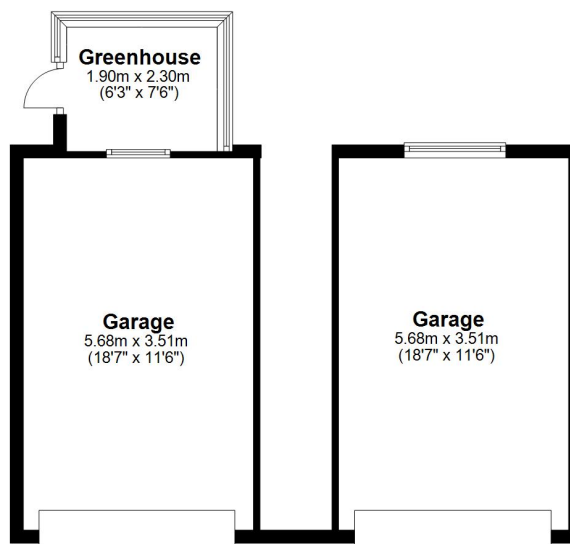
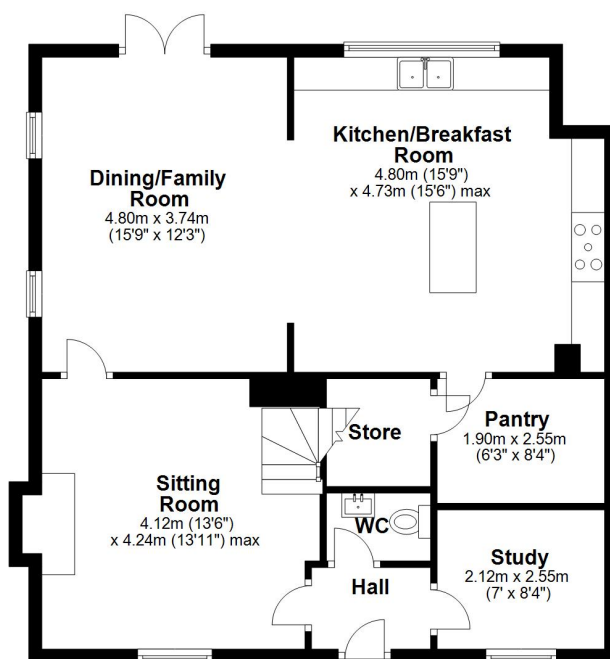
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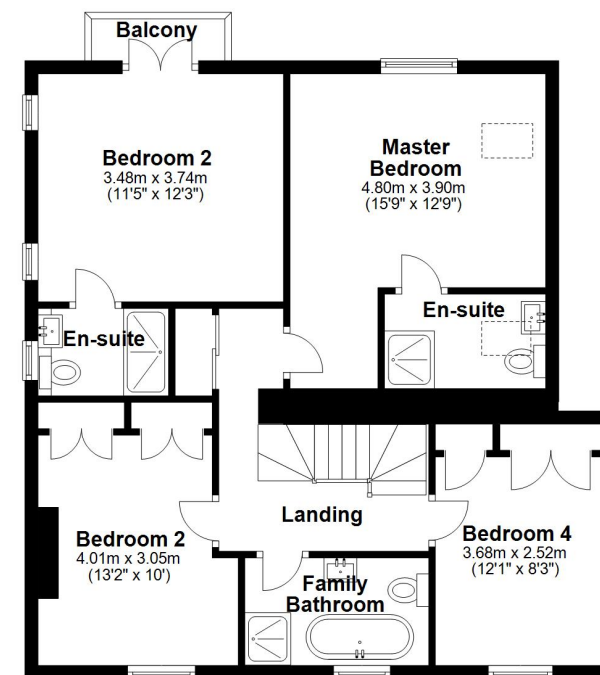
### Ground Floor

Approx. 128.1 sq. metres (1378.4 sq. feet)



### First Floor

Approx. 70.7 sq. metres (761.3 sq. feet)



Total area: approx. 198.8 sq. metres (2139.7 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



